



INVESTING IN COMMUNITIES

December 11, 2015

A Joint Powers Agency

MEMBERS

City of Sacramento

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Redevelopment Agency
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of the County of Sacramento

Housing Authority of the
City of Sacramento

Housing Authority of the
County of Sacramento

Noemi Emeric-Ford
USEPA Brownfields Program
U.S. EPA Region 9
75 Hawthorne Street
San Francisco, CA 94105

Dear Ms. Ford:

Enclosed please find the Housing Authority of the City of Sacramento's application for an Environmental Protection Agency (EPA) Cleanup Grant for a property located at 3605 Rio Linda Boulevard in the Del Paso Heights neighborhood of Sacramento, California. The subject site is located in the federally designated Sacramento Promise Zone and is adjacent to affordable housing, transit and a regional bike trail.

Prior to the dissolution of redevelopment, the Redevelopment Agency of the City of Sacramento began assembling parcels on a block collectively known as the Rio Linda Superblock. The site is located in the former Del Paso Heights Redevelopment Area and targeted for the development of affordable single family homes. Several setbacks stalled the project since its inception in the early 1990s, including a lengthy acquisition process, dissolution of redevelopment agencies in California and serious environmental contamination from illegal dumping and previous uses such as a gas station, auto body shop and a trucking company.

In 2010, after considerable environmental testing and community input, a Corrective Action Plan was approved by the Sacramento County Environmental Management Department (SCEMD). A significant amount of soil contaminated with metals was removed and stockpiled on-site. However, further confirmation sampling determined that the contamination was more extensive than originally thought and remediation was halted. Currently, the site remains vacant with impacted soils stockpiled on- site.

The proposed project supports the EPA's 2014-2018 Strategic Plan of cleaning up communities and advancing sustainable development by remediating and developing a contaminated and blighted infill property with affordable single-family homes. The Housing Authority has been an active and voluntary participant in addressing brownfield sites in underserved parts of the community for over 20 years. Additionally, the Housing Authority has actively engaged the community and has extensive experience administering brownfields grants and complex cleanup projects. As requested, below is the required transmittal letter information:

- A. Applicant Identification:** Housing Authority of the City of Sacramento, 801 12th Street, Sacramento, CA 95814
- B. Applicant DUNS number:** 137351016
- C. Funding Requested**
- i. Grant Type:** Cleanup
 - ii. Federal Funds Requested:** \$200,000
The Housing Authority is not requesting a cost-share waiver.
 - iii. Contamination:** Hazardous Substances
- D. Location:** Sacramento, Sacramento County, California
- E. Property Information:** 3605 Rio Linda Boulevard, Sacramento, CA 95838
APN: 251 0131 010
- F. Contacts**
- i. Project Director**
Brad Satterwhite, Community Development Analyst
Sacramento Housing and Redevelopment Agency
801 12th Street, Sacramento, CA 95814
(916) 449-6242 phone, (916) 498-1655 fax
bsatterwhite@shra.org
www.shra.org
 - ii. Chief Executive/Highest Ranking Elected Official**
LaShelle Dozier, Executive Director
Sacramento Housing and Redevelopment Agency
801 12th Street, Sacramento, CA 95814
(916) 440-1319 phone, (916) 492-2557 fax
ldozier@shra.org
www.shra.org
- G. Date Submitted:** December 15, 2015
- H. Project Period:** One (1) year
- I. Population**
- i. General Population:** The subject site is located in the City of Sacramento which has a population of 466,488.
 - ii. Population of Target Area:** The subject site is located in the Del Paso Heights neighborhood of Sacramento, California. The primary zip code is 95838 which has a population of 36,764.
- J. Other Factors Checklist:** Attached

Thank you for your consideration of this worthy project. Please contact Brad Satterwhite, the Project Director, at (916) 449-6242 if you have any questions or comments.

Sincerely,


LaShelle Dozier
Executive Director

Cleanup Other Factors Checklist

Name of Applicant: Housing Authority of the City of Sacramento

Please identify (with an **x**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	x
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	x
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

1a. Targeted Community and Brownfields

1a.i. Targeted Community Description

The subject site is located in the Del Paso Heights neighborhood in the City of Sacramento, California. Its history can be traced back to the Spanish land grants of the 1840's. At one time, the area was part of Rancho Del Paso—a privately-owned ranch of just more than 1,000 acres. Prior to World War II, the ranch was sold to and subdivided by the North Sacramento Land Company initiating the area's urbanization. During the Second World War the community grew substantially due to its proximity to the former McClellan Air Force Base (McClellan) and the need for worker housing. However, growth during this time did not occur strategically, creating a disconnected urban fabric with significant gaps in developed areas. Unfortunately, Del Paso Heights began to show signs of economic decline as the wartime economy wound down. Military and commercial facilities were abandoned and most workers left the area during the late 1940's and early 1950's. To make matters worse, McClellan closed in 2001.

To combat the decline in the community, the Sacramento City Council adopted the Del Paso Heights Redevelopment Area in 1970, administered by the Redevelopment Agency of the City of Sacramento, a former constituent entity of the Sacramento Housing and Redevelopment Agency (SHRA). Early on, more than \$8 million was invested to construct basic public infrastructure before any substantive "above ground" bricks and mortar projects occurred. Since that time, SHRA has made significant investments in the community including:

- Del Paso Nuevo: A 154-acre master planned community that is providing new single-family homeownership opportunities in the former Redevelopment Area.
- Woodhaven Senior Apartments: \$15 million rehabilitation of an affordable senior apartment community adjacent to the project site.
- Joe Mims Jr. Hagginwood Community Center: Major rehabilitation of the community's community center.
- First-Time Homebuyer Program and Emergency Repair Program: Provided over 60 low and moderate income homeowners with assistance totaling approximately \$850,000.

Despite SHRA's investments, there is still a significant amount of work to do. Today, the neighborhood still struggles with physical, social and economic issues. For instance, according to a 2015 Sacramento Business Journal article the project sits in a zip code that ranks 88th out of 90 zip codes in the region based on factors such as median household income, median home value, adults with advanced degrees and poverty rate.

In addition to being in a former redevelopment area, the site is located in a federally designated Promise Zone. Promise Zones are areas of high-poverty where the federal government partners with and invests in communities to accomplish the goals of creating jobs, leveraging private investment, increasing economic activity, expanding educational opportunities and reducing violent crime. Del Paso Heights is also one of only three target areas of the Greater Sacramento Region Environmental Justice Initiative (GSREJI), a partnership between local non-profits

through support from the California Wellness Foundation and the University of California, Davis Center for Regional Change, one of SHRA's Promise Zone partners.

1a.ii. Demographic Information The target area is zip code 95838 in the City of Sacramento.

	95838	City	California	National
Population	36,764	471,477	37,659,181	311,536,594
Median Household Income	\$38,271	\$49,753	\$61,094	\$53,046
Median Home Value	\$130,400	\$225,900	\$366,400	\$176,700
Unemployment	16.7%	14.5%	11.5%	5.3%
Poverty Rate	30.1%	21.9%	15.9%	11.3%
Percent Minority	58%	46%	33%	36.7%
Educational Attainment, Bachelor's Degree or Higher	10.2%	29.3%	30.7%	28.8%
Home Value Below \$150,000	59%	27.9%	14.7%	40.6%
Homeowner Vacancy Rate	6.4%	2.4%	1.8%	2.2%
Source: Data is from the 2009 – 2013 U.S. Census American Community Survey (ACS)				

Furthermore, 95.3% of students at Del Paso Heights Elementary are eligible for free or reduced price meals (FRPM). At Grant Union High School, the closest high school, it is 91%. The average for the school district is 87.9% and 59.7% for the County.

1a.iii. Description of Brownfields

The subject site is part of a larger 3.27-acre redevelopment project known as the Rio Linda Superblock, the 2nd largest infill site in Del Paso Heights. The former Redevelopment Agency began assembling vacant parcels in the early 1990's for the development of single family homes. The site is adjacent to the Woodhaven Senior Apartment Community, the Gran Casa Linda public housing authority community, Del Paso Heights Library, a Sacramento Regional Transit bus line and the Sacramento Northern Bike Trail and Greenspace, a 10 mile trail connecting the neighborhood to downtown Sacramento and the rural areas to the north.

A number of Phase I and II Environmental Site Assessment's (ESAs) between 1992 and 2009 discovered a pre-existing debris field and determined that the soil was impacted by a range of metals and hazardous substances including lead, arsenic and cadmium above California Human Health Screening Levels (CHHSL) for residential/unrestricted land use. The source of the debris field and contaminated soil is unknown. The subject site has always been vacant; however, past adjacent uses included a gas station, auto body shop, trucking company and a now defunct railroad. In 2010, after considerable environmental testing, a Corrective Action Plan was approved by the Sacramento County Environmental Management Department (SCEMD).

In 2011, a significant amount of soil was removed and stockpiled on-site. However, further testing determined that the contamination was more extensive than originally thought and remediation was halted. The site has remained that way since then. It is estimated that there is

up to 3,500 tons of soil stockpiled across the site and up to 4,200 tons of soil that needs to be excavated, at the cost of approximately \$1,057,000. The contaminated soils are a threat to the community as trespassers continue to knock down the fence to access the site and the adjacent bike trail and greenspace. Remediation and closure of the site would eliminate the blighting factors and return the site to a viable use.

1a.iv. Cumulative Environmental Issues

Cumulative impacts to Del Paso Heights include poor air quality, major underground storage facilities and supply pipelines and poor access to food. According to the California Communities Environmental Health Screening Tool (CalEnviroScreen), the community is in the Top 10% of the highest scoring (most polluted) zip codes in California and the 6th highest impacted zip code in Sacramento County. CalEnviroScreen is a screening methodology used to help identify California communities disproportionately burdened by multiple sources of pollution. The California Environmental Protection Agency (CalEPA) uses the tool to designate disadvantaged communities which should be specifically targeted for investment through the State's cap-and-trade program.

The GSREJI produced a 2013 report called "From Wasted Spaces to Healthy Places: Transforming Brownfields and Vacant Spaces in Sacramento." The report highlighted the environmental justice inequities in Del Paso Heights, listing the community in the top tier on all of the maps produced including the CalEnviroScreen Environmental Health Burden Screening Score, Sum of Hazardous Waste Facilities and Generators by Zip Code for the Region and Leaking Underground Storage Tank Sites by Zip Code for the Region.

Furthermore, according to the pollution information website "Scorecard", as of 2002, Sacramento County ranked among the dirtiest/worst 10% of all counties in the United States in terms of water releases of recognized developmental toxicants. Scorecard indicates the following additional impacts in Sacramento County:

- Releases of toxic chemicals impact minorities more with a ratio of 1.70; and
- Distribution of burdens impact low income families more with a ratio of 1.79.

Poor Air Quality

According to the Sacramento Metropolitan Air Quality Management District, Sacramento County is designated nonattainment for the California State 1-hour and 8-hour and the federal 8-hour Ambient Air Quality Standards (AAQS) for ozone.

Major Underground Storage Facilities

Students from the nearby Harmon Johnson Elementary School were relocated five years ago because its original site was too close to an underground natural-gas storage facility and high-pressure lines. Pacific Gas and Electric Company listed the pipeline among its top 100 pipeline segments in need of monitoring, replacing or upgrading because of safety concerns.

Food Desert

According to the USDA, Del Paso Heights is considered a “food desert”. Food deserts are areas characterized by a food imbalance between fast food restaurants and stores or markets offering healthy food options. The subject site is located in a census tract where a significant number of residents are more than a ½ mile from the nearest supermarket. According to a Centers for Disease Control and Prevention (CDC) article “A Systematic Review of Food Deserts, 1966-2007” (Beaulac, Kristjansson, Cummins, 2009), when there is better access to supermarkets, there is a lower prevalence of overweightness and obesity, improved fruit and vegetable consumption and a higher quality of diet, particularly among low-income households. It is the goal of SHRA that with continued infill development on sites such as the Rio Linda Superblock that there will be enough “rooftops” and a higher average household income developed over time to encourage the development of a local grocery store. It is critical that the disconnected urban fabric with significant gaps be filled in appropriately to create new opportunities and services.

1b. Impacts on Targeted Community

The impacts caused by the closure of McClellan are still being felt today as the base is now a Superfund site and the community is still trying to recover from the loss of jobs, population and tax base. Further compounding the impact to the community, Mather Air Force Base and the Sacramento Army Depot were also closed. All three bases are now Superfund sites located within a twenty mile radius of Del Paso Heights. Additionally, there are 14 current or former Leaking Underground Storage Tank (LUST) sites within one mile of the site.

Sensitive populations in the community, such as seniors and children are more severely impacted by these sites due to exposure from contamination in soil, air and groundwater. The subject site is adjacent to sensitive populations including the Woodhaven Senior Apartment Community, the Gran Casa Linda public housing authority community, Del Paso Heights Library and several single family homes.

Addressing contamination and building housing at this site has been a priority of the community and SHRA for over two decades. A report to the Sacramento City Council in 1989 noted that the former uses on the site, including a gas station, tavern, liquor store and auto repair shops, had led to the spread of blight and deterioration of the surrounding residential community. Development of housing would benefit both existing and new residents as the site enjoys and would enhance access to the Sacramento Northern Bike Trail and the Sacramento Regional Transit bus line that connects the site to a nearby light rail station. On numerous occasions trespassers have taken down the fence to access the site and the adjacent bike trail and green space.

Due to continued trespassing, in part due to the barrier the site presents, there has been an increased exposure to the lead in the shallow soil. According to the CDC, exposure to even low levels of lead by children can cause adverse cognitive, cardiovascular and immunological effects. Analytical results show that the soil contains lead and cadmium at concentrations that exceed California Human Health Screening Levels (CHHSLs) for residential use. It is estimated that as much as 7,770 tons of contaminated soil exist on the subject site. Remediation and closure of the site would eliminate the environmental hazard and return the site to viable use.

1c. Financial Need

1c.i. Economic Conditions

With the closure of McClellan, once the single largest industrial facility in Northern California, 11,600 base jobs and 24,305 total area jobs were lost, resulting in a loss of \$1.5 billion in economic activity. Development was effectively paralyzed throughout the area, this coupled with the loss of nearly 7,000 additional jobs with the closure of two other military bases in Sacramento. According to the “Market Analysis and Implementation Strategy for the Del Paso Heights Redevelopment Project Area for 2004-2009” prepared by Economics Research Associates, the community lost many businesses after the closure of the bases including Safeway (large regional grocery store), Bank of America, Radio Shack and several small mom and pop stores, along with private investments needed to patch together an urban fabric that was developed in a disparate manner.

Another impediment that needs to be overcome was the elimination of all Redevelopment Agencies in California in 2012 which eliminated a major source of funding for brownfields assessment and cleanup. Redevelopment Agencies were previously able to implement a variety of projects through the use of tax increment funds, which is estimated at \$20.4 million annually for all Redevelopment areas in Sacramento. Twenty percent of these funds were specifically for low and moderate housing projects and the other eighty percent was for non-housing specific projects. However, redevelopment agencies could use both sources of funding for housing projects.

After significant investment in the project it was put on hold and all housing assets, including the subject site, were involuntarily transferred to the Housing Authority as the housing successor agency. After a period of litigation with the State regarding housing funds SHRA has been able to retain the low and moderate housing tax increment funds (low/mod funds) it had generated, but not the additional non-housing tax increment funds. However, SHRA has been challenged to use the low/mod funds and bring projects to fruition without support of other sources of funding that were formerly readily available for remediating sites. Please refer to Section 5a and Attachment A for clarification on the relationship between the former Redevelopment Agency, the Housing Authority and SHRA.

1c.ii. Economic Effects of Brownfields

As evidenced in the previous demographic section, this area suffers from a higher poverty and unemployment rate and lower density, income, home value and educational attainment than the rest of Sacramento. These factors can be attributed to a lack of private economic interest and investment. The historic development pattern of the community coupled with the loss of McClellan left significant gaps in the fabric of the neighborhood as ranchettes were parceled off for smaller lots and interstates were built to bypass the area. Del Paso Heights was left with a 13% vacant parcel rate and several brownfield sites that formerly catered to travelers including 13 gas stations/auto repair shops and four dry cleaners within a mile of the subject site, all of which have placed a heavier burden on the community in terms of cost and time it takes to return sites to viable use. A brownfield site or the perception that a site may be a brownfield prevents investment due to the liability and high costs of cleanup.

Over \$1 million had been spent on planning, acquisition, assessment and remediation of the Rio Linda Superblock prior to the dissolution of redevelopment. Developing the vacant contaminated infill site would have a positive impact on the community as these parcels have been vacant for at least 20 years resulting in a loss of an estimated \$560,000 in property tax revenue to date. It is estimated that the vacant site is also costing the Housing Authority \$10,000 a year for maintenance and fencing. According to SmartAsset's online Property Tax Calculator, the Rio Linda Superblock would generate approximately \$28,000 in annual property taxes if developed with the proposed 21 homes at the median home value of \$140,000. This grant would signify new and significant development in the area and compliment the ongoing efforts in the adjacent Del Paso Nuevo development.

2. Project Description and Feasibility of Success

2a. Project Description

2a.i. Existing Conditions

This site has been considered a social, physical and economic blight by the community for over 25 years. Parts of the site have been vacant for over 20 years which allowed for illegal dumping prior to the acquisitions by the Redevelopment Agency. Previous uses on adjacent parcels were incompatible with the surrounding community and where razed for development of affordable housing. There is a pre-existing debris field from an unknown source on the site. Currently, the site is vacant with stockpiled soil from the excavation that occurred in 2011. Cleanup and closure of the site would allow for unrestricted residential use.

The site is proposed for development of low to moderate income homes. The Redevelopment Agency hired a firm in 2007 to begin preliminary designs for the site and it was determined that the site would be suitable for approximately 21 homes. Once the site is cleaned, the Housing Authority plans to issue a Request for Qualifications to select a developer for the project. The Housing Authority would then enter into a disposition and development agreement for redevelopment of the site. The project would meet the goals of the community for the site and complement its surroundings which include single family homes, a senior apartment community and a regional bike trail and greenspace. It would reconnect the neighborhood by filling in a sizeable gap in development. Furthermore, the creation of high quality mixed-income housing will also help in creating the needed rooftops to support increased service levels in transit and commercial goods such as a potential grocery store.

The Sacramento area has lagged behind other metropolitan regions of similar size in creating affordable housing and economic opportunities at or near transit. In 2011, as part of the inter-agency partnership between the U.S. Department of Housing and Urban Development (HUD), U.S. Department of Transportation (DOT) and the U.S. Environmental Protection Agency (EPA), the Housing Authority received a HUD Sustainable Communities Initiative Challenge Grant to develop a Sacramento Area Equitable Transit Oriented Development (eTOD) fund that will provide future financing for strategic property acquisition in current and future transit corridors to preserve and expand affordable housing opportunities near public transit. The Housing Authority evaluated the level of need and eTOD potential in Sacramento County and areas were placed into three tiers:

- 1) Areas where eTOD is already occurring;
- 2) Areas primed for eTOD, but need additional investment and development (generally transit lines with 15 minute headways); and
- 3) Areas that need significant investment and development to achieve Tier 2 status.

The subject site currently falls into Tier 3 and the remediation and development would address the lack of density created by gaps in the urban fabric. As studied in the Challenge Grant, equitable infill is necessary to remove barriers for transportation options and access to services. This project would be implementing the lessons learned as part of the Challenge Grant.

2a.ii. Proposed Cleanup Plan

In 2010, after considerable environmental testing and planning, a Corrective Action Plan (CAP) was approved by SCEMD. The CAP included excavation and disposal of all impacted soil. In accordance with the CAP, approximately 3,500 tons of contaminated soil was excavated and stockpiled on the site. However, during excavation confirmation samples indicated that the soil contained significantly higher contamination than originally thought and the project was halted due to the lack of additional funds and the dissolution of redevelopment agencies.

Given the large debris field across the site, it is estimated that an additional 4,200 tons of soil must be excavated across the site to achieve unrestricted land use and allow for residential development. The Housing Authority will issue an Invitation for Bids (IFB) to select a contractor(s) to implement the cleanup plan. Impacted soil would be temporarily stockpiled as needed, treated on-site and loaded on to trucks and transported to a licensed landfill. For health and safety purposes, perimeter air sampling and analysis, dust monitoring and meteorological monitoring will take place during and after excavation.

To confirm that cleanup objectives have been met, soil samples will be collected from the excavated areas and stockpiles. The site will be graded and fenced for safety, if necessary. The main deviation from the approved CAP is to treat the contaminated soil on site in order for the soil to be disposed of to a non-Resource Conservation and Recovery Act (RCRA) landfill instead of a RCRA landfill. The Housing Authority will communicate any deviations from the CAP with SCEMD and make updates to the CAP, as needed.

It is estimated that the project will take approximately 10 months and cost approximately \$1,057,000 to complete the project. The proposed cleanup plan described here is the preferred alternative identified in the attached Analysis of Brownfields Cleanup Alternatives (ABCA) as it is more cost effective than the non-treatment alternative. Benchmarks for the cleanup plan include:

- Release IFB within three months;
- Begin remediation within six months;
- Complete remediation within 10 months; and
- Receive site closure within 12 months.

2b. Task Description and Budget Table

Task Descriptions and other

Task 1: Engineering/Sampling/Reporting: This task includes reporting by the consultant and contractor(s), perimeter air sampling and analysis, dust monitoring, meteorological monitoring, confirmation sampling and analysis during and after excavation. This task also includes updates to the ABCA and SWPPP, as needed. The task estimate is \$6,250 (Includes contractual costs for engineering, sampling and reporting by contractor). Output: Closure report to SCEMD.

Task 2: Excavation, Treatment and Disposal:

- *Excavation:* This task includes excavation by a licensed contractor(s) until confirmation sampling confirms that residential CHHSLs have been achieved. The soil will be stockpiled on site for treatment and disposal.
- *Treatment:* This task includes on-site treatment of contaminated soil with lime and allows for disposition to an appropriate landfill as a non-RCRA waste.
- *Disposal:* Soil will be loaded on to trucks and transported to a licensed landfill.

The task estimate is \$224,650 or ~\$146 per ton. This rate includes contractual costs for excavation, treatment and disposal as described above. The Housing Authority will provide a Cost Share of \$36,150 for this Task, with \$188,500 from the EPA grant. Output: Approximately 7,700 tons of soil excavated, treated and disposed of and 3.27 acres remediated and closed to allow for unrestricted residential development.

Task 3: Backfill/Fencing/Grading: The site will be graded, backfilled and fenced, as necessary. The task estimate is \$6,250 and includes contractual costs and \$1,000 for fencing which the Housing Authority will cover with Cost Share. Output: Site is backfilled, graded and fenced, as necessary, for safety purposes.

Task 4: Project Management and Oversight: This task includes project management; invoicing; procurement; permitting; oversight and coordination between the regulatory agency, Housing Authority, consultant and contractor(s) and measuring of output and outcomes per the project benchmarks/milestones. The task estimate is \$2,850 for personnel and benefits. The Housing Authority will be providing the full amount in Cost Share for this task. Output: Reimbursement requests and reports to EPA.

BUDGET TABLE					
Budget Categories	Task 1	Task 2	Task 3	Task 4	TOTAL
Personnel				\$2,137	\$2,137
Fringe Benefits				\$713	\$713
Equipment			\$1,000		\$1,000
Contractual	\$6,250	\$224,650	\$5,250		\$236,150
EPA TOTAL	\$6,250	\$188,500	\$5,250	\$0	200,000

SHRA Cost Match	\$0	\$36,150	\$1,000	\$2,850	\$40,000
TOTAL COST	\$6,250	\$224,650	\$6,250	\$2,850	\$240,000
Note: The required cost share for this grant is \$40,000. \$37,150 is in direct cost for Task 2 and 3 and the remaining amount is the full Task 4 amount for in-kind staff/programmatic costs related to grant and project management.					

2c. Ability to Leverage

SHRA has spent significant resources addressing contamination not only at this site, but at as many as 60 sites throughout Sacramento County where the private market would not. If awarded this grant, SHRA will be able to contribute funds needed to complete the project which is estimated to be an additional \$337,000. The Housing Authority will report this leverage as a grant output. Please see Attachment D for our proof of ability to leverage these funds for the project.

Furthermore, a Promise Zone designation bolsters the Housing Authority's efforts to secure additional funding to support the partnership structure by focusing and coordinating resources and cross sector efforts within a specifically-defined geographic area and draw attention to existing assets, resources, partnerships and capacity.

3. Community Engagement and Partnerships

3a. Plan for Involving Targeted Community and Other Stakeholders and Communicating Project Progress

This project has been subject to significant community involvement over the past twenty years. Various phases of this project, including the proposed cleanup, were previously presented and approved in public forums including the Del Paso Heights Redevelopment Advisory Committee (RAC), Sacramento Housing and Redevelopment Commission (SHRC) and the City Council. The SHRC serves as an advisory panel to the Agency on projects prior to going to the City Council. All meetings held by the RAC, SHRC and the City Council are publicly noticed and are open to the public. Additionally, the Del Paso Heights Community Association (DPHCA) reviewed the draft grant and is supportive of the project.

This draft proposal and the attached Analysis of Brownfield Cleanup Alternatives (ABCA) were made available for public review and comments on SHRA's website and at its main office from December 1-8, 2015. A public meeting was held on December 8, 2015. No comments were received by SHRA or at the meeting. The public notice was posted online at www.shra.org and at the following locations:

- SHRA Main Office, 801 12th Street, 95814
- Woodhaven Senior Residences, 3731 Rio Linda Boulevard, 95838
- Gran Casa Linda Public Housing Community, 3725 Cypress Street, 95838
- The Mill Public Housing Community, 480 Redwood Avenue, 95815

Woodhaven and Gran Casa Linda are both adjacent to the subject site. The Mill is two miles from the subject site and the location of the public meeting. Please see Attachment E for

Community notification documentation. SHRA staff will also post updates on the project at these sites.

If awarded the grant, SHRA will post progress on the cleanup, site closure and development on SHRA's website and Facebook page. Housing Authority leadership will also provide project updates to the local Council member at their regular meetings and to the DPHCA. Furthermore, SHRA will release a solicitation for a developer once remediation is complete. A Disposition and Development Agreement will be entered into between SHRA and the selected developer. This process will be vetted through the SHRC and City Council, providing additional opportunities for community input on the project.

The cleanup activities will be conducted in a manner that is protective of nearby residents. The contractor will provide field oversight, perimeter air sampling and analysis, dust monitoring, meteorological monitoring and confirmation sampling and analysis. The site will be remediated to unrestricted land use status so that residential can be built.

3b. Partnerships with Government Agencies

SCEMD has regulatory oversight for this project on behalf of the State of California. A Corrective Action Plan for this project was approved by SCEMD in 2010. The results of the cleanup must be submitted to SCEMD before site closure can be granted. Closure meetings are publicly noticed. A letter of commitment from SCEMD is attached to this proposal in Attachment C.

3c. Partnerships with Community Organizations

The Del Paso Heights RAC was the main community association for public participation in Del Paso Heights. With the dissolution of redevelopment agencies, the RAC was dissolved, leaving a major hole in organized leadership in the community. However, the recently formed DPHCA is trying to fill the void left by the former RAC. As such, the Housing Authority reestablished its ties with the community by meeting regularly with the DPHCA. The DPHCA has committed to collaborating with the Housing Authority, ensuring the health and safety of the community during cleanup, informing its members of project progress and seeing that the former RAC's goal of a quality and equitable infill project is implemented.

Furthermore, projects located in the Promise Zone benefit from existing coalitions and place-specific support. The two U.S. HUD Choice Neighborhood communities in Sacramento and the ten-year Building Healthy Communities (BHC) initiative, privately funded by The California Endowment, are examples of Sacramento's strong culture of collaboration. Letters of Commitment from our partners are included in Attachment C.

4. Project Benefits

4a. Health and/or Welfare and Environment

4a.i. Health and/or Welfare Benefits

SHRA is committed to making Sacramento's neighborhoods excellent places to live, work and do business and for all people to have access to decent, safe affordable housing. This adage has been voiced on numerous occasions by the community including in a 1989 Redevelopment Agency staff report which stated this project would meet the following goals:

- a) Improve the neighborhood environment and image;
- b) Eliminate blighted and blighting conditions; and
- c) Increase and develop affordable housing.

Furthermore, the most recent Del Paso Heights Redevelopment Implementation Plan listed this project as a priority for the community meeting two of its goals including:

- Housing: To provide standard housing for all families presently residing in Del Paso Heights and at the same time to increase the housing supply; and
- Environmental: To improve the neighborhood environment and image, eliminate blighted and blighting conditions and provide all appropriate amenities to support the basic residential character of the area.

Remediation and development of this site would be a major victory for the community. The benefits this project would provide the community are apparent, if not just for the amount of time and effort spent on the project by the community, the former RAC and the Redevelopment Agency.

4a.ii. Environmental Benefits

A remediated Rio Linda Superblock would eliminate 7,700 tons of soil contaminated with heavy metals and lead to the unrestricted use and development of 3.27 acres of infill property. Other environmental benefits to the community include the elimination of risks of contamination to future residents and nearby sensitive populations that may access the site, safer access to the adjacent regional bike trail and greenspace and provide the potential for increased ridership on Regional Transit.

4b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

4b.i. Policies, Planning, or Other Tools

The Housing Authority in partnership with future developers will take advantage of the various tools geared towards infill development. For example, since 2002, the City of Sacramento has offered its Infill Strategy that creates a more streamlined regulatory process and provides flexible standards, pre-approved house plans and reduced or waived fees for infill development projects. The Infill Strategy also identifies target areas, including Del Paso Heights, for focusing its financial infill incentives. This project is also consistent with the City of Sacramento's 2035 General Plan which states that the City shall promote and facilitate infill development as well the Sacramento Area Council of Governments (SACOG) Seven Principles of Smart Growth. The State also promotes infill development by granting a categorical exemption under the California Environmental Quality Act (CEQA).

SHRA has implemented many community improvements over the years through collaboration with residents to plan and invest in a variety of sustainable neighborhood projects including public infrastructure improvements, park and community center improvements and mixed-use and transit oriented developments. By strategically investing public resources, these improvements have stimulated additional private investment in jobs and housing in our lower income neighborhoods. With continued investments and improvements in the area, bus services and headways could be increased to reach more frequent headways and further private commercial investment could also soon follow, creating a positive feedback loop.

4b.ii. Integrating Equitable Development or Livability Principles

As a Sustainable Communities Challenge Grant recipient and a leader in community revitalization, the Housing Authority and SHRA understand the positive impact that quality and equitable infill development can have on a community. This was recognized by HUD this past September when they awarded SHRA a Choice Neighborhoods Implementation Grant, which builds on the recognition by 13 federal agencies that partner as part of the Promise Zone.

Remediation of the site and development of infill housing is consistent with the City of Sacramento's 2012 Climate Action Plan by promoting sustainable growth patterns and infill development, creating a more complete neighborhood and developing along existing transit lines. This project is consistent with the goals of the City of Sacramento's 2007 Sustainability Master Plan by creating a "Healthy Urban Environment" through restorative redevelopment, cleaning brownfields for future use and reducing vehicle trip generation and the use of fossil fuels by allowing for redevelopment of an infill site.

The project is also consistent with the following Livability Principles of the interagency partnership between HUD, DOT and EPA:

- Promote equitable and affordable housing: The project will result in new affordable housing for low and moderate income residents.
- Support existing communities by targeting federal funding toward existing communities and coordinate and leverage federal policies and investments: SHRA is committed to improving the community by investing and leveraging local, state and federal funds. SHRA has already invested over \$1 million assessing, remediating and acquiring parcels at the site. The EPA grant would leverage an additional \$337,000 in low and moderate income tax increment housing funds to complete remediation of the site.
- Value communities and neighborhoods: Subject to significant community input, the project will result in the removal of 7,700 tons of contaminated soil and turn a vacant, blighted site back into viable use.

4c. Economic and Community Benefits (long-term benefits)

4c.i. Economic or Other Benefits

The goal of the Rio Linda Superblock project is to develop up to 21 mixed-income, single-family homes. It is estimated the project will result in the following economic benefits:

- Over \$1,000,000 in pre-development/remediation
- \$3,360,000 in affordable single-family home construction
- \$28,000 in tax revenue and \$672,000 in local income annually
- Create or retain 65 short-term jobs and 13 permanent jobs annually

The non-economic benefits include:

- Removal of 7,700 tons of contaminated soil
- Elimination of a vacant, blighted and contaminated site
- Development of second largest infill site in the Del Paso Heights Community

4c.ii. Job Creation Potential: Partnerships with Workforce Development Programs

SHRA is a partner with the Sacramento Employment and Training Agency (SETA) and the Greater Sacramento Urban League in the First Source Program (FSP). FSP provides pathways to employment for low-income residents in targeted areas of the City and County of Sacramento. It is a one-stop resource for residents seeking career counseling, training, certification and employment, and for employers, access to a pool of qualified applicants. There is a direct phone line for those that receive public housing assistance. The program currently has over 200 residents enrolled. Prime contractors and all subcontractors are required to use the FSP as their initial resource in making a good faith effort to fill any open positions.

The Housing Authority was also just awarded a HUD Jobs Plus Pilot Program Grant which will fund initiatives to improve employment and earnings outcomes for Public Housing residents. SHRA and the City of Sacramento are also cooperating with SETA as they prepare an application for the EPA's FY 2016 Environmental Workforce Development and Job Training (EWDJT) grant program. Furthermore, Section 3 of the Housing and Urban Development Act of 1968 has minimum requirements that must be met for all projects funded by SHRA.

5. Programmatic Capability and Past Performance

5a. Programmatic Capability

SHRA is a nationally recognized housing and community development leader with significant and on-going experience partnering with non-profit, for-profit, public sector and philanthropic organizations on neighborhood revitalization and transformation projects. As a Joint Powers Authority (JPA) between the City of Sacramento, Sacramento County and the Housing Authorities of both jurisdictions, SHRA is uniquely structured to bring together the financial resources and staff expertise to manage this project. SHRA is the "one-stop" administrator of federal community development funds originating from HUD for both the City and County, including Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP) and HOME, as well local Housing Trust Funds. SHRA has a system of checks and balances in place in order to effectively and efficiently manage grants. The organizational structure and key staff to be utilized for successful management of this grant is as follows:

Project Director (PD), Brad Satterwhite: Mr. Satterwhite will serve as lead and main point of contact for this project. The PD is responsible for the following activities:

EPA Cleanup Grant - Narrative

3605 Rio Linda Boulevard, Sacramento, CA 95838

- Managing support staff (finance, legal, procurement, consultant)
- Coordination with oversight agency and EPA
- Contract and budget management
- Reporting, ACRES and reimbursement requests

Brad Satterwhite, Community Development Analyst II, is highly qualified to oversee the management of this grant. He is part of the Development and Federal Programs Department and currently oversees several HUD programs including CDBG and Housing Opportunities for Persons with AIDS (HOPWA). He has managed over 60 environmental assessment and remediation projects totaling over \$7.5 million dollars. In addition, he has written and managed three successful brownfield grant applications totaling more than \$1 million dollars, including the El Monte Triangle and La Valentina grants described below.

Wayne Whitley, Procurement Services Supervisor, is responsible for ensuring compliance with contract and procurement laws and regulations. He also is responsible for the solicitation process from start to finish including the IFB and pre-bid meetings.

Greg Walter, Accountant, is the lead accountant for special grant projects. He assists the PD with invoicing and reimbursement requests.

David Levin, General Counsel, provides an advisory role on a number of issues including legal, contract and site access related matters.

Greg Fasiano, Principal, NCE, will provide oversight, engineering and reporting assistance to SHRA and oversee the selected remediation contractor and coordinate with the oversight agency. NCE has served as the environmental consultant lead on this project since 2008. They have been selected to SHRA's on-call environmental consultant list the last two rounds. They also are on the City of Sacramento Economic Development Department's on-call list. With the assistance of NCE, the Housing Authority will procure a remediation contractor through an IFB to implement the scope of work described in this application. The Housing Authority has procedures in place to procure services consistent with EPA procurement rules should any additional expertise be necessary.

5b. Audit Findings

SHRA has no adverse audit findings. SHRA recently went through the following federal program audits with no findings:

- 2014 Single Audit (OMB Circular A-133): Macias Gini & O'Connell LLP; and
- Neighborhood Stabilization Program-3 Audit: HUD, Office of Community Planning and Development.

5c. Past Performance and Accomplishments

5c.i. Currently or Has Ever Received an EPA Brownfields Grant: NA

5c.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The Housing Authority has not received an EPA Brownfields grant directly. Below is a list of non-federally funded grants that SHRA currently administers or has previously administered. SHRA staff has a close relationship with City of Sacramento staff and we have worked together on numerous brownfield grant projects. The City has received seven EPA Brownfield grants since 1995. City staff will be able to provide technical assistance to SHRA. SHRA has remained compliant with all oversight agency and grant requirements including budget, timeline, reporting and reimbursement requests for the grants listed below.

El Monte Triangle: The Redevelopment Agency received a California State Water Resources Control Board (SWRCB) Cleanup and Abatement Account grant in 2010 in the amount of \$794,324 to voluntarily address groundwater contamination impacting a 23 acre site in the former North Sacramento Redevelopment Area. The grant was a culmination of over twenty years of various studies prepared by the Redevelopment Agency, City of Sacramento and the Central Valley Regional Water Quality Control Board. The grant has been amended twice for time extensions to allow for additional operation and maintenance of the soil vapor extraction (SVE) system. Having removed 4,022 pounds of Trichloroethylene (TVE) to date, the SVE system has reduced potential vapor intrusion and impacts to groundwater.

La Valentina: Vacant for over 20 years, this 1.23 acre site in the nearby historic Alkali Flat neighborhood was filled with soil and debris contaminated with high levels of lead, mercury and arsenic from previous auto repair businesses. In 2010, the Redevelopment Agency applied for and received a California Recycle Underutilization Sites (CALReUSE) grant from the California Pollution Control Financing Authority in the amount of \$631,000. SHRA contributed \$900,000 in tax increment financing. In total, approximately 4,600 tons of contaminated soil was removed and remediation was completed in less than three months. The site now consists of 81 affordable apartments and commercial space on the ground floor. The project has received numerous awards including:

- Built Projects Winner, 2013 EPA Award for Smart Growth Achievement;
- Best Infill Project, Sacramento Business Journal; and
- Transit Oriented Development of the Year, Sacramento Regional Transit.

3601 Rio Linda Boulevard: SHRA received two grants totaling \$662,000 from the SWRCB Orphan Site Cleanup Fund for assessment and cleanup of a former gas station site located at the Rio Linda Superblock. TPH (Gas) was significantly reduced in the soil and groundwater and 1,432 tons of contaminated soil was removed. The site received closure from SCEMD in 2012.

3739 Marysville Boulevard: In 2008, SHRA took over administration of a SWRCB Underground Storage Tank Cleanup Fund (USTCF) grant when it acquired a gas station site riddled with multiple code violations and nuisance abatement issues. TPH (Gas) was significantly reduced in soil and groundwater and the site received closure from SCEMD in 2014.

5c.iii. Has Never Received Any Type of Federal or Non-Federal Assistance Agreements: NA

Threshold Criteria for Cleanup Grants

1. Applicant Eligibility

1a. Eligible Entity

The Housing Authority of the City of Sacramento (Housing Authority) is a constituent entity of the Sacramento Housing and Redevelopment Agency (SHRA) which is a Joint Powers Agency (JPA) created by the Sacramento City Council and Sacramento County Board of Supervisors to represent both jurisdictions for affordable housing and community development needs. The members of the Joint Powers Agency are the City of Sacramento, County of Sacramento, Housing Successor Agency for the Redevelopment Agency of the City of Sacramento, Housing Successor Agency for the Redevelopment Agency of the County of Sacramento, Housing Authority of the City of Sacramento and the Housing Authority of the County of Sacramento.

Assembly Bill 1X26, the Dissolution Act, eliminated all redevelopment agencies throughout the state of California effective February 1, 2012, including two members of the JPA, the Redevelopment Agency of the City of Sacramento and the Redevelopment Agency of the County of Sacramento which were substituted with the successor agencies. Documentation of the Housing Authority and SHRA's status as an eligible entity is attached.

1b. Site Ownership

The Redevelopment Agency of the City of Sacramento (Redevelopment Agency) purchased the site in 2004. With the dissolution of redevelopment agencies, the property was involuntarily transferred to the Housing Authority as the housing successor agency effective February 1, 2012.

2. Letter from the State or Tribal Environmental Authority

Please refer to Attachment B for our letter from the California Department of Toxic Substances Control (DTSC).

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility

3a. Basic Site Information

The property was purchased in 2004 as part of a larger 3.27 acre redevelopment project known as the Rio Linda Superblock. The property is located in the Del Paso Heights neighborhood and the former Del Paso Heights Redevelopment Area of Sacramento, California. The address is 3605 Rio Linda Boulevard, Sacramento, CA 95838. The current owner of the site is the Housing Authority.

3b. Status and History of Contamination at the Site

Based on historical records the parcel has always been vacant. However, adjacent parcels have been developed since at least the early 1950's with uses including a gas station, an auto repair shop, a boat manufacturing facility and a now defunct railroad. These parcels are now vacant. A pre-existing debris field from an unknown source has also been identified across the site. The debris field consists of a conglomeration of rubber hoses, gaskets, ceramic fragments, metal debris and various fibrous material.

The site is contaminated by various types of hazardous substances in the shallow soil. Analytical results from soil samples contained arsenic, cadmium and lead levels exceeding respective residential California Human Health Screening Levels (CHHSL).

In 2010, after considerable environmental testing, a Corrective Action Plan was approved by the Sacramento County Environmental Management Department (SCEMD). In 2011, SHRA began remediation of the site, removing approximately 3,500 tons of contaminated soil. However, confirmation sampling determined that further excavation and disposal would be needed and the project was halted. The excavated soil was stockpiled on-site. With the dissolution of redevelopment agencies, SHRA was no longer able to finance further remediation. It is estimated there is an additional 4,200 tons of contaminated soil that needs to be excavated.

3c. Sites Ineligible for Funding

The site is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

3d. Sites Requiring a Property-Specific Determination

The subject site does not require a Property-Specific Determination.

3e. Environmental Assessment Required for Cleanup Proposals

The following Phase II Environmental Site Investigations have been performed on the subject site:

- Phase II Environmental Site Investigation, EEI, 2004
- Phase II Environmental Site Assessment, Geocon, 2005
- Corrective Action Plan Testing, Nichols Consulting Engineers, 2008-2009

Property Ownership Eligibility - Hazardous Substance Sites

3f. CERCLA §107 Liability

The Housing Authority affirms that it is not liable for contamination at the site under CERCLA §107. The Redevelopment Agency purchased the subject site knowing it was potentially contaminated. The property was involuntarily transferred to the Housing Authority as the housing successor agency effective February 1, 2012. A Phase I Environmental Site Assessment (ESA) and a follow-up Phase II ESA in August 2004 reported potential contamination from historic uses. The Phase I ESA was performed on April 30, 2004 and the subject site was purchased on November 1, 2004. The Phase I ESA was consistent with All Appropriate Inquiries (AAI) and ASTM Standard Practice for Environmental Site Assessments, E-1527-00. All disposal of hazardous substances at the site occurred before SHRA acquired the site. Based on these facts, the Housing Authority is considered a bona fide prospective purchaser (BFPP).

3g. Enforcement or Other Actions

There are no ongoing or anticipated environmental enforcement actions related to the subject site. SHRA currently has an approved Corrective Action Plan (CAP) approved by the SCEMD, the oversight agency for the project. SHRA voluntarily initiated the brownfield project in order to remediate the site and develop it with affordable housing.

3h. Information on Liability and Defenses/Protections

3h.i. Information on the Property Acquisition

California State Assembly Bill AB 1X26 dissolved redevelopment agencies in California. The subject site was involuntarily transferred to the Housing Authority with the dissolution of redevelopment agencies in California on February 1, 2012. Previously, the site was purchased by the Redevelopment Agency from the Rural California Housing Corporation via negotiated purchase on November 1, 2004.

3h.ii. Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the Redevelopment Agency acquired the property and subsequently the Redevelopment Agency did not cause or contribute to any release of hazardous substances at the site. Neither the Housing Authority nor the Redevelopment Agency has, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

3h.iii. Pre-Purchase Inquiry

The subject site was purchased by the former Redevelopment Agency on November 1, 2004 and an ESA was prepared 180 days prior on April 30, 2004. The ESA was prepared for SHRA by EEI, Inc. under the direction of Bernard Sentianin, a California Registered Geologist. The Phase I ESA was prepared according to All Appropriate Inquiries (AAI) and in compliance with ASTM E1527-00. Subsequently, a Phase II ESA was prepared by EEI, Inc. under the direction of Bernard Sentianin in August 2004, also prior to site acquisition.

3h.iv. Post-Acquisition Uses

The subject site has remained vacant since it was purchased in 2004. With the dissolution of redevelopment in California, the property was involuntarily transferred from the Redevelopment Agency to the Housing Authority in 2012. Notably, all Redevelopment Agency housing assets were involuntarily transferred to the Housing Authority as the housing successor agency.

3h.v. Continuing Obligations

There are no land-use restrictions or institutional controls placed on the subject site. The Redevelopment Agency voluntarily acquired the subject site as part of a larger affordable housing redevelopment project. SHRA initiated the assessment and cleanup of the subject site as well as coordination with the oversight agency. The goal of the approved corrective action plan is unrestricted land use which would allow residential development.

With the elimination of redevelopment agencies in California the project was halted during cleanup. Some soil was stockpiled on site and covered for protection. The subject site has been fenced on several occasions and subsequently taken down by trespassers.

Vacant and contaminated sites are a blight and environmental hazard to the communities in which they exist. SHRA is a leader in acquiring and remediating these types of sites and is committed to addressing and redeveloping such problem sites.

The Housing Authority confirms its commitment to comply with information requests and administrative subpoenas that have or may be issued in connection with the property and provide all legally required notices.

3i. Property Ownership Eligibility - Petroleum Sites

Does Not Apply.

4. Cleanup Authority and Oversight Structure

4a. Cleanup Oversight

SHRA will hire a consultant to provide cleanup oversight. The consultant will be procured according to SHRA procurement policy. The consultant will implement the previous approved CAP and coordinate cleanup activities with the selected remediation contractor and SCEMD, the oversight agency for this project. The Housing Authority will procure a remediation contractor through an IFB to implement the scope of work described in this application. Should any additional expertise be necessary, the Housing Authority has procedures to procure services, which are consistent with EPA procurement rules.

4b. Access to Adjacent Properties

The adjacent properties that the Housing Authority needs access to are also currently owned by the Housing Authority. The cleanup activities will not impact non-Housing Authority adjacent properties.

5. Statutory Cost Share

5i. Meet Required Cost Share

The Housing Authority will be providing \$40,000 in match with the use of available low and moderate income housing tax increment funds (low/mod funds). \$37,150 is in direct cost for Task 2 and \$2,850 for in-kind resources and programmatic costs under Task 4 of the budget.

5ii. Hardship Waiver

The Housing Authority is not requesting a hardship waiver.

6. Community Notification

This draft proposal and the attached Analysis of Brownfield Cleanup Alternatives (ABCA) were made available for public review and comment on SHRA's website and at its main office between December 1-8, 2015. A public meeting was held on December 8, 2015. No comments were received. The public notice was posted online at www.shra.org and at the following locations:

- SHRA Main Office, 801 12th Street, Sacramento, CA 95814
- Woodhaven Senior Residences, 3731 Rio Linda Blvd., Sacramento, CA 95838
- Gran Casa Linda Public Housing Community, 3725 Cypress Street 95838
- The Mill Public Housing Community, 480 Redwood Ave., Sacramento, CA 95815

Woodhaven and Gran Casa Linda are both adjacent to the subject site. The Mill, two miles from the subject site, was the location of the public meeting. Please see Attachment E for Community notification documentation. SHRA staff will also post updates on the project at these sites.

The funding and strategy for this project has been approved on several occasions by the former Del Paso Heights Redevelopment Advisory Committee (RAC), Sacramento Housing and Redevelopment Commission (SHRC) and the Sacramento City Council (City Council). The RAC, SHRC and City Council are all public forums that allow for public input.

The RAC is an advisory panel consisting of community members that represent the local community. The RAC consisted of property owners, residents, tenants and business owners.



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Edmund G. Brown Jr.
Governor

December 16, 2015

Mr. LaShelle Dozier
Executive Director
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, California 95814

STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR BROWNFIELDS GRANT APPLICATIONS FOR THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dear Mr. Dozier:

The Department of Toxics Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) acknowledges and supports the Sacramento Housing and Redevelopment Agency (SHRA) applications for U.S. Environmental Protection Agency (U.S. EPA) Brownfield Cleanup Grants for the Rio Linda Superblock project. DTSC is one of the lead regulatory Agency's with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate brownfield reuse and achieve cost-effective remediation solutions, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the Housing Authority's efforts to apply for and obtain three site-specific cleanup grants to address contamination at the Rio Linda Superblock in the amount of \$200,000 each. The grants would leverage an additional \$380,000 in local low- and moderate housing tax increment funds. Utilizing the U.S. EPA grants, the Housing Authority would be able to complete remediation of a vacant and blighted 3.27 acre site slated for development of low to moderate-income housing.

SHRA and its constituent entities, the Housing Authority and Redevelopment Agency of the City of Sacramento, have been active and voluntary participants in addressing

Mr. LaShelle Dozier
December 16, 2015
Page 2

brownfield sites in underserved parts of Sacramento for over 20 years including the subject site. We are encouraged by the Housing Authority's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected. DTSC fully supports the Housing Authority's application for the three U.S. EPA Cleanup Grants.

These grants will allow the SHRA to work with State Agencies in a productive manner that protects the environment, improves lives of the citizens of the area, and all of California. We appreciate the opportunity to support local agency programs because they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or by email at Leona.Winner@dtsc.ca.gov.

Sincerely,



for William P. Ryan, P.E.
Supervising Hazardous Substances Engineer II
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program

cc: Ms. Leona Winner (via email)
Senior Environmental Scientist
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826

Environmental Management
Department
Val F. Siebal, Director



November 30, 2015

Brad Satterwhite
Community Development Analyst, SHRA
801 12th Street
Sacramento, CA 95814

Dear Mr. Satterwhite:

**RE: RIO LINDA SUPERBLOCK; SR0021844
RIO LINDA BLVD AND ROANOKE AVE, SACRAMENTO, CA**

As Environmental Specialist III of the Sacramento County Environmental Management Department (SCEMD), I acknowledge and support the Housing Authority's application for an Environmental Protection Agency Brownfield Cleanup Grant for the Rio Linda Superblock project.

SHRA has been an active and voluntary participant in addressing brownfield sites in underserved parts of the community for over 20 years. Prior to dissolution of redevelopment agencies, SHRA worked with SCEMD on over 10 projects between 2006 and 2012. SHRA has already even been able to receive closure through SCEMD on one parcel on the Rio Linda Superblock. The parcel was a former gas station that had a leaking underground storage tank.

In 2010, SCEMD approved a Corrective Action Plan (CAP) to address the hazardous materials in soil. The goal of the CAP is to meet the goals of the residential California Human Health Screening Levels which would allow for unrestricted use and closure of the site.

We are encouraged by SHRA's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected. SCEMD is committed to cleanup of the Rio Linda Superblock and offers to provide SHRA, the Del Paso Heights Community Association and the community at-large with technical assistance, as needed, for the project if they are awarded the grant. As a representative of SCEMD, I strongly support SHRA's application for an EPA Cleanup Grant.

Sincerely,


Charley W. Langer
Environmental Specialist III
Site Assessment and Mitigation

CWL:se

c: Greg Fasiano – Nichols

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DEL PASO HEIGHTS COMMUNITY ASSOCIATION INC.

December 16, 2015

Brad Satterwhite
Community Development Analyst, SHRA
801 12th Street
Sacramento, CA

RE: EPA Cleanup Grant Application for the Rio Linda Superblock

Dear Mr. Satterwhite:

As the President of the Del Paso Heights Community Association, I am writing to express my support for the Housing Authority's application for an EPA Brownfields Cleanup Grant for the Rio Linda Superblock. SHRA, the Housing Authority and the former Redevelopment Agency have been active and voluntary participants in addressing brownfield sites in our community for over 20 years. This project has been a priority project for the community for just as long and we are encouraged by the Housing Authority's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected.

Utilizing the EPA grants, the Housing Authority would be able to complete remediation of a vacant and blighted 3.27 acre site slated for development of mixed-income housing adjacent to a regional bike trail and greenspace and a senior housing community. The Housing Authority has offered to provide an on-call environmental consultant should we have any technical questions about the project.

In consideration of this important project, the Del Paso Heights Community Association is happy to commit to collaboration with the Housing Authority, ensure the health and safety of the community during cleanup, inform our members of the project's status and see that the former Redevelopment Advisory Committee's goal of a quality and equitable infill project is implemented. We are committed to improving Del Paso Heights and fully support this project. Please do not hesitate to contact me by phone at (916) 923-1977 or by email at Gajefferson73@gmail.com if you have any questions.

Sincerely,



Gregory Jefferson, President
Del Paso Heights Community Association

CC: Brad Satterwhite, SHRA

DPHCA
3618 May Street
Sacramento, CA 95838

PHONE 916-923-1977
916-548-8158
EMAIL gajefferson73@gmail.com

Del Paso Heights
Community Association
Established 1964
"JUST THE FACTS"



INVESTING IN COMMUNITIES

A Joint Powers Agency

MEMBERS

City of Sacramento

County of Sacramento

Successor Agency for the
Redevelopment Agency
of the City of Sacramento

Successor Agency for the
Redevelopment Agency
of the County of Sacramento

Housing Authority of the
City of Sacramento

Housing Authority of the
County of Sacramento

December 7, 2015

Noemi Emeric-Ford
Regional Brownfields Coordinator
USEPA Southern CA Field Office
600 Wilshire, Suite 1460
Los Angeles, CA 90017

Re: Environmental Protection Agency Brownfield Cleanup Grant –
Sacramento Promise Zone

Dear Ms. Emeric-Ford:

The Sacramento Housing and Redevelopment Agency (SHRA), the lead entity for the Sacramento Promise Zone, fully supports the EPA Brownfields Cleanup Grant application being submitted for the Rio Linda Superblock project. SHRA has a commitment among community partners that supports environmentally sound investments in our community. The Promise Zone partnership consists of several sub-committees made up of community members, including the *Health Committee*, which will track and report on progress of the Rio Linda Superblock project to the larger coalition.

The federal Promise Zone designation is granted to a specific geographic area characterized by socio-economic indicators including high poverty, unemployment and disproportionate mortality rates. The proposed project will provide environmental, physical and economic benefits to the Sacramento Promise Zone by providing quality and equitable infill development along an existing transit line and regional bike trail. There are a number of senior and affordable housing communities within the vicinity that will benefit from the proposed project by eliminating a blighting and hazardous site.

The project represents an investment by SHRA, Promise Zone partners and the former Del Paso Heights Redevelopment Advisory Committee. SHRA is committed to working with the project partners to improve housing and transportation options for the residents of the Sacramento Promise Zone. We encourage the Environmental Protection Agency to select this application for funding, and look forward to collaborating on this project.

Sincerely,

Tyrone Roderick Williams
Director of Development, SHRA



INVESTING IN COMMUNITIES

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

To: Brad Satterwhite

From: Patrick Lee, Finance Manager

Date: December 8, 2015

Re: Available Match and Leverage Funds

This memo is to inform you that low and moderate income housing tax increment funds in the amount of approximately \$400,000 are available to serve as match and leverage, as needed, for the three EPA grant projects.

Thank you,

A handwritten signature in cursive script, appearing to read "Patrick Lee", is written over the typed name.

Patrick Lee
Finance Manager
SHRA

**PUBLIC NOTICE
FOR
DRAFT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS
CLEANUP GRANT PROPOSALS FOR THE 3600 BLOCK OF RIO LINDA
BOULEVARD**

Notice is hereby given that the Housing Authority of the City of Sacramento has prepared three U.S. Environmental Protection Agency (EPA) brownfield cleanup grant draft proposals for the 3600 Rio Linda Boulevard block in Sacramento, CA. The draft proposals include an Analysis of Brownfields Cleanup Alternatives (ABCA).

If you wish to make comments regarding the proposals you may do so at the community meeting listed below or in writing to the address below. Written comments must be received no later than December 8, 2015.

A Public Meeting will be held at the following date, time and location:

Tuesday, December 8, 2015, 5:30 p.m.
The Mill Community Room
480 Redwood Avenue
Sacramento, CA 95815

You may review the draft proposals or submit written comments to the address below:

SHRA
801 12th Street, 2nd Floor
Sacramento, CA 95814

The draft proposals are also available for review online at:

<http://www.shra.org/CommunityDevelopment.aspx>

Contact us at (916) 440-1393 if you have any questions.

Attachment E – Documentation of Community Notification

Public Notices

www.shra.org/NewsandInformation/PublicNotices.aspx

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ABOUT US HOUSING COMMUNITY DEVELOPMENT SUCCESS STORIES

News and Information > Public Notices

I want to: [v]

Job Opportunities
Business Opportunities
News and Information
Public Notices
Political Reform Act/Gift Policy
2015 News Releases
News Archives
Newsletters
Media Kit
Videos
Holidays & Closure Schedules
Alerts
Social Media Policy

Hot Topics
2016 PHA Plan
Apply for Housing
Sacramento.gosection@com
HCV FAQs
Ombudsman
Public Meetings
Recovery Act Programs
Sacramento Promise Zone
Choice Neighborhoods Initiative
Fair Housing /Analysis to Impediments

SHRA is required to publicize various notices and other information for the public. Below is a list of notices to the public.

Public Hearings

[Park Property Transfer Public Notice](#)
[PHA Plan Public Notice](#)

Public Notices

[Notice of Draft EPA Brownfields Cleanup Grant Proposal for the 3600 Block of Rio Linda Boulevard](#)
[Ethan Terrace Notice of Intent to Request Release of Funds NOIRROF](#)
[2016 Action Plan Public Notice](#)
[Walnut Grove Winnie Street Project Combined FONSI-NOIRROF-NOIA Notice](#)
[2015 Consolidated Plan Substantial Amendment](#)
[Notice of Approval of a Project Under the Section 32 and PRE Programs Located in a Floodplain and Intent to Request Release of Funds](#)
[2014 CAPER](#)
[2015 County Action Plan Amendment](#)
[Anton Arcade Apartments - Finding of No Significant and Intent to Request Release of Funds](#)
[Draft Initial Study NSP 43rd Avenue](#)

Notice of Funding Availability (NOFA)

From time to time, the Agency releases Notices of Funding Availability (NOFA's) or sponsors initiatives for projects which meet certain additional specific criteria. NOFA's will include the amount of loan funds available, and will specify the type of development sought by the Agency. Selection criteria may include a specific housing need to be met, a particular location, or other requirements of the development being considered for funding under the NOFA.

There no active NOFAs at this time.

[Back to top](#)

Find us on: [facebook](#)
Follow us on: [twitter](#)

Attachment E – Documentation of Community Notification

Community Developer x

www.shra.org/CommunityDevelopment.aspx

SHRA INVESTING IN COMMUNITIES

Select Language

Powered by Google Translate

ABOUT US HOUSING COMMUNITY DEVELOPMENT SUCCESS STORIES

Community Development

I want to:

- Job Opportunities
- Business Opportunities
- News and Information
- Hot Topics
- 2016 PHA Plan
- Apply for Housing
- Sacramento.gosection@com
- HCV FAQs
- Ombudsman
- Public Meetings
- Recovery Act Programs
- Sacramento Promise Zone
- Choice Neighborhoods Initiative
- Fair Housing Analysis to Impediments

Find us on: facebook.

Follow us on twitter



In achieving the mission and goals of SHRA, we collaborate with community members, business owners, developers and other partners to plan and invest public funds in a variety of neighborhood and commercial projects that benefit Sacramento residents. Over many years, these projects have included streetscapes, lighting and other public infrastructure improvements, parks and community centers, mixed use and transit oriented developments and commercial facades. By strategically investing public funds, we stimulate additional private investment in jobs and housing in Sacramento's lower income neighborhoods.

[Draft EPA Environmental Cleanup Grant for 3605 Rio Linda Boulevard](#)

[Draft EPA Environmental Cleanup Grant for 3609 Rio Linda Boulevard](#)

[Draft EPA Environmental Cleanup Grant for 3637 Rio Linda Boulevard](#)

[Back to top](#)

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[Login](#)

[Test Only Version](#)

Attachment E – Community Notification

Public Notice Postings attached below include:

1. SHRA Main Office
2. Gran Casa Linda
3. The Mill
4. Woodhaven

NOTICE

THE UNIVERSITY OF MICHIGAN LIBRARY SYSTEMS
NOTICE OF THE CANCELLATION OF THE LIBRARY SYSTEMS
NOTICE

THE UNIVERSITY OF MICHIGAN LIBRARY SYSTEMS
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NOTICE

**PUBLIC NOTICE
FOR
DRAFT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS
CLEANUP GRANT PROPOSALS FOR THE 3600 BLOCK OF RIO LINDA
BOULEVARD**

Notice is hereby given that the Housing Authority of the City of Sacramento has prepared three U.S. Environmental Protection Agency (EPA) brownfield cleanup grant draft proposals for the 3600 Rio Linda Boulevard block in Sacramento, CA. The draft proposals include an Analysis of Brownfields Cleanup Alternatives (ABCA).

If you wish to make comments regarding the proposals you may do so at the community meeting listed below or in writing to the address below. Written comments must be received no later than December 8, 2015.

A Public Meeting will be held at the following date, time and location

Tuesday, December 8, 2015, 5:30 p.m.
The Mill Community Room
480 Redwood Avenue
Sacramento, CA 95815

You may review the draft proposals or submit written comments to the address below

SHRA
801 12th Street, 2nd Floor
Sacramento, CA 95814

The draft proposals are also available for review online at
<http://www.shra.org/CommunityDevelopment.aspx>

Contact us at (916) 440-1393 if you have any questions.

the satisfaction of the Authority

In the event this Lease is terminated by Resident as set forth in paragraph 18, any rents paid or due shall be prorated daily after the date of expiration of the thirty (30) day notice without notice. Resident shall be charged

PUBLIC NOTICE
FOR
DRAFT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS
CLEANUP GRANT PROPOSALS FOR THE 3800 BLOCK OF RIO LINDA
BOULEVARD

Notice is hereby given that the Housing Authority of the City of Sacramento has prepared three U.S. Environmental Protection Agency (EPA) brownfield cleanup grant draft proposals for the 3800 Rio Linda Boulevard block in Sacramento, CA. The draft proposals include an Analysis of Brownfields Cleanup Alternatives (ABCA).

If you wish to make comments regarding the proposals you may do so at the community meeting listed below or in writing to the address below. Written comments must be received no later than December 8, 2015.

A Public Meeting will be held at the following date, time and location:

Tuesday, December 8, 2015, 5:30 p.m.
The Mill Community Room
480 Redwood Avenue
Sacramento, CA 95815

You may review the draft proposals or submit written comments to the address below:

SHRA
801 12th Street, 2nd Floor
Sacramento, CA 95814

The draft proposals are also available for review online at:
<http://www.shra.org/CommunityDevelopment.aspx>

Contact us at (916) 440-1393 if you have any questions.

MANAGER

**PUBLIC NOTICE
FOR
DRAFT ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS
CLEANUP GRANT PROPOSALS FOR THE 3800 BLOCK OF RIO LINDA
BOULEVARD**

Notice is hereby given that the Housing Authority of the City of Sacramento has prepared two U.S. Environmental Protection Agency (EPA) brownfield cleanup grant draft proposals for the 3800 Rio Linda Boulevard block in Sacramento, CA. The draft proposals include an Analysis of Brownfields Cleanup Alternatives (ABCA).

If you wish to make comments regarding the proposals you may do so at the community meeting listed below or in writing to the address below. Written comments must be received no later than December 8, 2015.

A Public Meeting will be held at the following date, time and location:

Tuesday, December 8, 2015, 5:30 p.m.
The 682 Community Room
480 Redwood Avenue
Sacramento, CA 95815

You may review the draft proposals or submit written comments to the address below:

SHRA
601 12th Street, 2nd Floor
Sacramento, CA 95814

The draft proposals are also available for review online at:
<http://www.shra.org/CommunityDevelopment.aspx>

Call 916/445-1223 if you have any questions.

SIGN-IN SHEET

DRAFT EPA BROWNFIELD CLEANUP GRANT

Rio Linda Superblock Site
3605, 3609/3611, 3637 Rio Linda Boulevard

Tuesday, December 8, 2015

Time: 5:30 PM

The Mill Community Room

480 Redwood Avenue

Sacramento, CA 95815

[illegible]

DRAFT
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Rio Linda Superblock Site
3605, 3609/3611 and 3637 Rio Linda Boulevard
Sacramento, CA 95838

November 30, 2015

Prepared by:

Housing Authority of the City of Sacramento
801 12th Street
Sacramento, CA 95814



INVESTING IN COMMUNITIES

Introduction

The Housing Authority of the City of Sacramento (Housing Authority), a constituent entity of the Sacramento Housing and Redevelopment Agency (SHRA) is applying for three Environmental Protection Agency Brownfield Cleanup Grants for a project known as the Rio Linda Superblock located at 3605, 3609/3611 and 3637 Rio Linda Boulevard, Sacramento, CA 95838.

As part of the grant, applicants must provide the community with notice of its intent to apply for a grant and allow the community an opportunity to comment on the draft proposal. The applicant must prepare an Analysis of Brownfields Cleanup Alternatives (ABCA) as an attachment to the proposal. The ABCA briefly summarizes information about the site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered and the proposed cleanup. If awarded, the grants will allow the Housing Authority to remediate the site to unrestricted, residential use for the development of affordable housing.

If you wish to make comments on the draft proposal or ABCA you may submit written comments no later than December 8, 2015 to:

Sacramento Housing and Redevelopment Agency
Federal Program Divisions
Attn: Brad Satterwhite
801 12th Street, Fourth Floor
Sacramento, CA 95814

Questions about the draft proposal or ABCA may be directed to Brad Satterwhite at (916) 449-6242 or bsatterwhite@shra.org.

Background

The Redevelopment Agency of the City of Sacramento (Redevelopment Agency), a constituent entity of SHRA began assembling vacant parcels on a block collectively known as the Rio Linda Superblock in the Del Paso Heights neighborhood of Sacramento since the late 1980's for the development of affordable single family homes. To date, the Agency has acquired ten of the 12 site parcels. The remaining two parcels are privately owned and SHRA has had amenable discussions with them in the past.

Remediation and development of this site with affordable housing has been a priority for the community since at least 1989 when the Del Paso Heights Redevelopment Advisory Committee (RAC), Sacramento Housing and Redevelopment Commission (SHRC) and Redevelopment Agency sought to remove blighting and incompatible uses including a gas station, liquor store and pool hall. Several of the goals in the Redevelopment Plan and Implementation Strategy (Redevelopment Plan) from that time were to a) improve the neighborhood environment and image, b) eliminate blighted and blighting conditions and c) increase and develop affordable housing in the area.

The 2009-2014 Redevelopment Plan called out this project as a top priority noting that completion of this project would result in reversing depreciated property values and eliminating factors hindering viable use.

Several setbacks stalled the project over the last 20 years, including lengthy acquisition processes, elimination of redevelopment in California and serious environmental contamination from illegal dumping and previous uses such as a gas station, auto body shop and a trucking company. The main contributor to the contamination was a debris field from an unknown source.

Phase I Environmental Site Assessments (ESAs) were performed on the site in 1992. Additional Phase I and II ESAs were performed between 2004 - 2006. Follow-up Phase II investigations consisting of soil sampling and testing were performed in 2008 and 2009. In 2010, after considerable environmental testing, a Corrective Action Plan was approved by the Sacramento County Environmental Management Department (SCEMD).

In 2011, a significant amount of soil contaminated with metals was removed and stockpiled on-site and further confirmation sampling determined that the contamination was more extensive than originally thought and the project was halted. The site has remained that way since. It is estimated that there is up to 3,500 tons of soil stockpiled on site and an additional 4,200 tons of contaminated soil that needs to be excavated and disposed of. Confirmation sampling indicated that as much as 75% of the impacted soils were successfully mitigated to the respective California Human Health Screening Levels (CHHSL).

Applicable Regulations and Cleanup Standards

As required by Health and Safety Code 57008 (The California Land Environmental Restoration and Reuse Act; SB32, Escutia, Chapter 764, Statutes of 2001), CHHSLs are set by the California Environmental Protection Agency (Cal/EPA) in cooperation with the Department of Toxic Substances Control (DTSC), the State Water Resources Control Board and the Office of Environmental Health Hazard Assessment.

Analytical results for soil samples were positive for a range of metals including arsenic, cadmium and lead at levels exceeding respective residential CHHSLs. The CHHSL for lead is 80 mg/kg for residential property.

In 2010, a Corrective Action Plan (CAP), prepared by Nichols Consulting Engineers (NCE) was approved by the Sacramento County Environmental Management Department (SCEMD). SCEMD is the oversight agency for the assessment and remediation of the site. SCEMD is also responsible for enforcing the appropriate cleanup regulations and standards, assuring that the scope of work in the CAP is executed and for providing a No Further Action (NFA) determination for the site.

Evaluation of Cleanup Alternatives

Alternative #1 – No Action

This alternative would involve no remediation activities at the site and the site would remain in its current condition. Currently the site is vacant with impacted soil stockpiled on-site. SHRA has had to replace the fence at the site on several occasions as trespassers have been taking it down to access the site illegally. The site would continue to be a social, physical and economical blight on the community. This alternative is not effective in controlling or preventing the exposure of receptors to contamination at the subject site.

The cost estimate is \$5,000 annually for trash pickup and landscape maintenance. Fencing is approximately \$5,000 each time it has to be placed on the site. There is no estimated timeline for cleanup under this scenario and no development would occur.

Alternative #2 – Complete Soil Excavation and Off-site Landfill Disposal

This alternative includes the excavation and off-site disposal of all impacted soil to an off-site licensed Resource Conservation and Recovery Act (RCRA) landfill. RCRA is the public law framework for the proper management of hazardous and non-hazardous solid waste. RCRA disposal is the highest and most expensive level of disposal. There are taxes and liabilities attached to soil disposed of to a RCRA landfill. Additionally, disposal of RCRA classified soils often must be shipped to as far away as Utah.

The soil would be temporarily stockpiled on site, if necessary, while confirmation sampling and transportation logistics are coordinated. The site will be graded and backfilled, fenced, as necessary. Any soil brought on site will be certified clean.

Once the project begins, the estimated time of cleanup is approximately 2-3 months. With the required 20% cost share the cost estimate is approximately \$3,800,000 or \$500/ton for remediation of 7,700 tons. The cost estimate is generally in line with the approved CAP and the site would be remediated to residential CHHSLs to allow for unrestricted use.

Alternative #3 – Complete Soil Excavation, Treatment and Off-Site Landfill Disposal

Under this alternative all impacted soil would be excavated, treated to non-RCRA levels, loaded into trucks and transported to a licensed landfill. The soil would be temporarily stockpiled on site, if necessary, while confirmation sampling and transportation logistics are coordinated. The site will be graded, backfilled and fenced, as necessary. Any soil brought on site will be certified clean.

Treating the soil on-site is a deviation from the approved CAP. However, the main goal of the CAP is to remediate the site to residential CHHSLs which this alternative would still accomplish. Any deviations would be coordinated with SCEMD.

Once the project begins, the estimated time of cleanup is approximately 3 months. With the required 20% cost share the cost estimate is approximately \$980,350 or \$128/ton for remediation of 7,700 tons.

Both Alternative #2 and Alternative #3 are effective in eliminating exposure of receptors to contamination at the site by removing all contaminated soil and gaining site closure from SCEMD for unrestricted, residential development. However, Alternative #3 is the recommended cleanup Alternative because it is more cost effective than Alternative #2. It is estimated that there is a site-wide cleanup cost savings of over \$2 million with Alternative #3.

Resiliency to Climate Change

The ABCA should evaluate the resilience of the cleanup alternatives in light of reasonably foreseeable changing climate conditions.

The project is not located in a special flood hazard area (SFHA), wetland area, coastal management zone or adjacent to a creek or river. The project site is located within the Sacramento Valley Air Basin (SVAB), which is a non-attainment area for air quality.

According to the National Oceanic and Atmospheric Administration (NOAA)'s Regional Climate Trends and Scenarios for the Southwest United States the frequency of heat waves has generally been increasing in recent decades. Future regional climate scenarios include an increase in annual mean temperature but only a minor decrease in annual mean precipitation.

Completion of this project is consistent with the following goals of the City of Sacramento's 2007 Sustainability Master Plan:

- Public Health and Nutrition: Creating "Healthy Urban Environments" through restorative redevelopment.
- Public Health and Nutrition: Improving soil and groundwater conditions and by cleaning brownfields for future use.
- Energy Independence: Reducing the use of fossil fuels by allowing for redevelopment of an infill site.
- Climate Protection/Air Quality: Reducing vehicle trip generation by improving infill properties for future use.

This project is consistent with the City of Sacramento's 2012 Climate Action Plan in that it a) promotes sustainable growth patterns and infill development and creates a more complete neighborhood and b) improves mobility and connectivity because it is an infill development project along an existing transit corridor.

This project is consistent with the City of Sacramento's 2035 General Plan by favoring development inward over expanding outward into "greenfields" on the edge of the City. The 2035 General Plan is based on the city's Smart Growth Principles.

This project is consistent with the Sacramento Area Council of Governments (SACOG) by meeting four of the seven principles of smart growth including offering housing choices, compact development, use existing assets and natural resources conservation.

B9

RESOLUTION NO. 82-017

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO

ON DATE OF

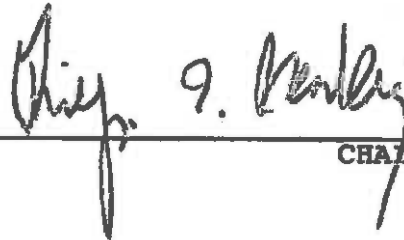
April 20, 1982

**AUTHORIZING EXECUTION OF JOINT EXERCISE
OF POWERS AGREEMENT CREATING THE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

**BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY
OF SACRAMENTO:**

**Section 1. The attached Joint Exercise of Powers
Agreement creating the Sacramento Housing and Redevelopment
Agency, is hereby authorized and approved.**

**Section 2. The Chairman is authorized to execute said
Agreement on behalf of the Housing Authority of the City of
Sacramento.**



CHAIRMAN

ATTEST:



SECRETARY

RESOLUTION No. 82-017

APR 20 1982

(17)

2. Purpose of Joint Powers Agency

The Joint Powers Agency is formed for the sole purpose of providing staff and employee services for the Constituent Entities and such other entities or bodies as may be from time to time approved by the Agency and the parties, for the purpose of providing to said entities staff services to enable those entities to carry out the housing and redevelopment functions invested by law in each of the Constituent Entities within the jurisdiction of the City and County.

3. Authority of Joint Powers Agency

Except as otherwise provided in this Joint Powers Agreement and the Delegation of Powers to Sacramento Housing and Redevelopment Commission Agreement adopted by the Housing Authority and Redevelopment Agency of the City of Sacramento (Resolutions HA 81-098 and RA 81-083, respectively), and the Housing Authority and Redevelopment Agency of the County of Sacramento (Resolutions HA 1497 and RA 83, respectively), the Agency is hereby authorized, in its own name, to do all acts necessary to the exercise of authority for accomplishing the purposes set forth in Paragraph 2 above including but not limited to any and all of the following acts:

- (a) Enter into contracts for staff and employee services;
- (b) Receive and expend funds;
- (c) Employ personnel, subject to the limitations set forth elsewhere in this Agreement;
- (d) Organize and train personnel;
- (e) Acquire such materials and equipment as are necessary to carry out the contracts which are executed;
- (f) Sue or be sued in its own name, except that no authority is granted to sue the City or County;
- (g) Evaluate performance of personnel;
- (h) Establish an annual budget and amendments thereto pursuant to the delegation agreement noted above;

RESOLUTION No. 82-017

after each meeting but in no case more than seven (7) days after such meeting, be forwarded to each member of the governing board and the Clerk of the Board of Supervisors and the City Clerk of the parties hereto.

(e) Quorum. A majority of the members of the governing board shall constitute a quorum for the transaction of business. Action shall be taken by the governing board in accordance with the rules and By-Laws of the Sacramento Housing and Redevelopment Commission as they now exist or from time to time may be amended.

6. Officers

The officers of the governing board shall be a chairman and vice chairman elected from among the members of the board for one (1) year terms in accordance with the provisions of the By-Laws of the Sacramento Housing and Redevelopment Commission.

7. Term

This Agreement shall remain in effect until terminated by action of any one of the parties hereto but in no case shall action to terminate this Agreement be effective until the next succeeding January 1, preceded by not less than one hundred eighty (180) days notice of termination served upon the Agency and the other parties to this Agreement.

8. Contract Monitoring

The Agency shall have the duty and responsibility to monitor, evaluate and take corrective action relating to the performance of any and all contracts executed pursuant to this Agreement.

9. Staff

The County of Sacramento and the City of Sacramento shall jointly appoint an Executive Director of the Agency, after receipt of a confidential recommendation of the County Executive and the City Manager. The Executive Director shall serve at the pleasure of the appointing authorities and may be removed from office by either the County or the City after receipt of a confidential recommendation concerning the matter from the County Executive and the City Manager. The Executive Director shall be an employee of the Agency and

procedures as are required by the Agency and by generally accepted accounting principles. In particular, the funds received under each contract executed pursuant hereto shall be managed in such a manner that accounting may be had of receipts and expenditures of funds of each of the parties hereto.

(c) The treasurer shall make such reports as the Agency may direct.

(d) The fiscal year of the Agency shall be from January 1 through December 31.

13. Reimbursement

The Agency shall undertake any staffing assignments and responsibilities requested by the parties or any one of them and the parties agree to reimburse Agency for such costs as it may incur in fulfilling these responsibilities in accordance with the provisions of this Paragraph 13.

Inasmuch as the budget revenues and expenditures of the Agency and the parties are interrelated, it is agreed that the Agency's budget may be submitted, reviewed and adopted as part of a combined budget for the Constituent Entities. Subsequent modification or amendment of the budgets of the parties as to an Agency administered activity shall be deemed to effect a corresponding amendment of Agency's budget.

14. Cost Allocation

Administrative costs, costs for retention of staff and any other administrative or equipment costs relating to implementation and carrying out the purposes of the Constituent Entities shall be placed under the control of Agency. Such costs shall be allocated pursuant to an approved Cost Allocation Plan by the Agency's appropriate cognizant agency in accordance with Circular 74-4.

15. Review by Parties

Notwithstanding the powers granted to the Agency and its governing board by Sections 3 and 4 hereof, except as provided below, the parties hereto shall review and must approve the following before such actions are considered final and authorized:

RESOLUTION No. 82-017
APR 20 1982

of such property and any surplus money on hand shall be distributed or returned to the parties hereto equally except to the extent otherwise agreed upon by the parties.

19. Severability

Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

20. Successors; Assignment

This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties. Except to the extent expressly provided herein, neither party may assign any right or obligation hereunder without the consent of the other parties hereto.

21. Procedures

The procedures of the County of Sacramento shall be followed in compliance with the requirements of Section 6509 of the California Government Code, except that the Agency may determine by the adoption of a personnel policy the status of its own employees.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF SACRAMENTO, a municipal corporation

By _____ Mayor

COUNTY OF SACRAMENTO, a political subdivision of the State of California

By _____ Chairman

RESOLUTION No. 82-017

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Housing Authority of the City of Sacramento

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000759

* c. Organizational DUNS:

1373510160000

d. Address:

* Street1:

801 12th Street

Street2:

* City:

Sacramento

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95814-2947

e. Organizational Unit:

Department Name:

Development & Federal Programs

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

John

Middle Name:

* Last Name:

Satterwhite

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

9164496242

Fax Number:

* Email:

bsatterwhite@shra.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

EPA Environmental Cleanup Grant Application for 3605 Rio Linda Boulevard

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

6th

* b. Program/Project

6th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2016

* b. End Date:

06/30/2017

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

LaShelle

Middle Name:

* Last Name:

Dozier

Suffix:

* Title:

Executive Director

* Telephone Number:

9164401319

Fax Number:

* Email:

ldozier@shra.org

* Signature of Authorized Representative:

John Satterwhite

* Date Signed:

12/17/2015